

Position 3

USDA
Form RD 1930-7
(Rev. 8-00)

MULTIPLE FAMILY HOUSING PROJECT BUDGET

FORM APPROVED
OMB NO. 0575-0033

| | | | | | |
|---|--|--|---|---|---|
| PROJECT NAME | | BORROWER NAME | | BORROWER ID AND PROJECT NO. | |
| Loan/Transfer Amount \$ | | Note Rate Payment \$ | | IC Payment \$ | |
| Reporting Period <input type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly | Budget Type <input type="checkbox"/> Initial <input type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SMR <input type="checkbox"/> Other Servicing | Project Rental Type <input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Congregate <input type="checkbox"/> Group Home <input type="checkbox"/> Mixed <input type="checkbox"/> LH | Profit Type <input type="checkbox"/> Full Profit <input type="checkbox"/> Limited Profit <input type="checkbox"/> Non-Profit | The following utilities are master metered: <input type="checkbox"/> Electricity <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Other | <input type="checkbox"/> I hereby request _____ units of RA. Current number of RA units _____ Borrower Accounting Method <input type="checkbox"/> Cash <input type="checkbox"/> Accrual |

PART I—CASH FLOW STATEMENT

| BEGINNING DATES> ENDING DATES> | CURRENT BUDGET (- -) | ACTUAL (- -) | PROPOSED BUDGET (- -) | COMMENTS or (YTD) (- -) |
|--|------------------------------|-------------------|-------------------------------|---------------------------------|
| OPERATIONAL CASH SOURCES | | | | |
| 1. RENTAL INCOME | | | | |
| 2. RHS RENTAL ASSISTANCE RECEIVED | | | | |
| 3. APPLICATION FEES RECEIVED | | | | |
| 4. LAUNDRY AND VENDING | | | | |
| 5. INTEREST INCOME | | | | |
| 6. TENANT CHARGES | | | | |
| 7. OTHER - PROJECT SOURCES | | | | |
| 8. LESS (Vacancy and Contingency Allowance) | () | | () | |
| 9. LESS (Agency Approved Incentive Allowance) | () | | () | |
| 10. SUB-TOTAL [(1 thru 7) - (8 & 9)] | | | | |
| NON-OPERATIONAL CASH SOURCES | | | | |
| 11. CASH - NON PROJECT | | | | |
| 12. AUTHORIZED LOAN (Non-RHS) | | | | |
| 13. TRANSFER FROM RESERVE | | | | |
| 14. SUB-TOTAL (11 thru 13) | | | | |
| 15. TOTAL CASH SOURCES (10+14) | | | | |
| OPERATIONAL CASH USES | | | | |
| 16. TOTAL O&M EXPENSES (From Part II) | | | | |
| 17. RHS DEBT PAYMENT | | | | |
| 18. RHS PAYMENT (Overage) | | | | |
| 19. RHS PAYMENT (Late Fee) | | | | |
| 20. REDUCTION IN PRIOR YEAR PAYABLES (See Part IV) | | | | |
| 21. TENANT UTILITY PAYMENTS | | | | |
| 22. TRANSFER TO RESERVE | | | | |
| 23. RETURN TO OWNER | | | | |
| 24. SUB-TOTAL (16 thru 23) | | | | |
| NON-OPERATIONAL CASH USES | | | | |
| 25. AUTHORIZED DEBT PAYMENT (Non-RHS) | | | | |
| 26. LONG-TERM IMPROVEMENTS | | | | |
| 27. MISCELLANEOUS | | | | |
| 28. SUB-TOTAL (25 thru 27) | | | | |
| 29. TOTAL CASH USES (24+28) | | | | |
| 30. NET CASH (DEFICIT) (15-29) | | | | |
| CASH BALANCE | | | | |
| 31. BEGINNING CASH BALANCE | | | | |
| 32. ACCRUAL TO CASH ADJUSTMENT (see Part IV) | | | | |
| 33. ENDING CASH BALANCE (30+31+32) | | | | |

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0033. The time required to complete this information collection is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

(see reverse)

Form RD 1930-7 is to be submitted within the timeframes established in RD Instructions.

| | | |
|----------------------------------|---|---|
| <u>PROCEDURE FOR PREPARATION</u> | : | <u>RD Instructions 1930-C, 1944-D and 1944-E.</u> |
| <u>PREPARED BY</u> | : | RRH, RCH, or LH borrowers or the borrower's authorized representative. |
| <u>NUMBER OF COPIES</u> | : | Original and three. |
| <u>SIGNATURES REQUIRED</u> | : | Original by borrower or the borrower's authorized representative. Copies will be conformed. Servicing Office approval official will sign the original and conform the remaining copies. |
| <u>DISTRIBUTION OF COPIES</u> | : | Original and two copies to Servicing Office. Copy retained by borrower. Servicing Office insert comments and forward original and one copy to State Office. State Director insert comments and return original to Servicing Office. (Signed copy forwarded to State Office when Servicing Office staff have received delegated approval authority. State Director reviews and follows-up as appropriate.) |

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PART II—OPERATING AND MAINTENANCE EXPENSE SCHEDULE

| | CURRENT BUDGET | ACTUAL | PROPOSED BUDGET | COMMENTS or (YTD) |
|---|-------------------|--------|--------------------|----------------------|
| 1. MAINTENANCE AND REPAIRS PAYROLL | | | | |
| 2. MAINTENANCE AND REPAIRS SUPPLY | | | | |
| 3. MAINTENANCE AND REPAIRS CONTRACT | | | | |
| 4. PAINTING AND DECORATING | | | | |
| 5. SNOW REMOVAL | | | | |
| 6. ELEVATOR MAINTENANCE/CONTRACT | | | | |
| 7. GROUNDS | | | | |
| 8. SERVICES | | | | |
| 9. FURNITURE & FURNISHING REPLACEMENT | | | | |
| 10. OTHER OPERATING EXPENSES (Itemize) | | | | |
| 11. SUB-TOTAL MAINT. & OPERATING (11 thru 10) | | | | |
| 12. ELECTRICITY If master metered | | | | |
| 13. WATER check box on | | | | |
| 14. SEWER front | | | | |
| 15. FUEL (Oil/Coal/Gas) | | | | |
| 16. GARBAGE & TRASH REMOVAL | | | | |
| 17. OTHER UTILITIES | | | | |
| 18. SUB-TOTAL UTILITIES (12 thru 17) | | | | |
| 19. SITE MANAGEMENT PAYROLL | | | | |
| 20. MANAGEMENT FEE | | | | |
| 21. PROJECT AUDITING EXPENSE | | | | |
| 22. PROJECT BOOKKEEPING/ACCOUNTING | | | | |
| 23. LEGAL EXPENSES | | | | |
| 24. ADVERTISING | | | | |
| 25. TELEPHONE & ANSWERING SERVICE | | | | |
| 26. OFFICE SUPPLIES | | | | |
| 27. OFFICE FURNITURE & EQUIPMENT | | | | |
| 28. TRAINING EXPENSE | | | | |
| 29. HEALTH INS. & OTHER EMP. BENEFITS | | | | |
| 30. PAYROLL TAXES | | | | |
| 31. WORKMAN'S COMPENSATION | | | | |
| 32. OTHER ADMINISTRATIVE EXPENSES (Itemize) | | | | |
| 33. SUB-TOTAL ADMINISTRATIVE (19 thru 32) | | | | |
| 34. REAL ESTATE TAXES | | | | |
| 35. SPECIAL ASSESSMENTS | | | | |
| 36. OTHER TAXES, LICENSES & PERMITS | | | | |
| 37. PROPERTY & LIABILITY INSURANCE | | | | |
| 38. FIDELITY COVERAGE INSURANCE | | | | |
| 39. OTHER INSURANCE | | | | |
| 40. SUB-TOTAL TAXES & INSURANCE (34 thru 39) | | | | |
| 41. TOTAL O&M EXPENSES (11 + 18 + 33 + 40) | | | | |

| | CURRENT BUDGET | ACTUAL | PROPOSED BUDGET | COMMENTS or (YTD) |
|---|-------------------|--------|--------------------|----------------------|
| RESERVE ACCOUNT: | | | | |
| 1. BEGINNING BALANCE | | | | |
| 2. TRANSFER TO RESERVE | | | | |
| TRANSFER FROM RESERVE | | | | |
| 3. OPERATING DEFICIT | | | | |
| 4. BUILDING REPAIR & IMPROVEMENTS | | | | |
| 5. EQUIPMENT REPAIR & REPLACEMENT | | | | |
| 6. OTHER NON-OPERATING EXPENSES | | | | |
| 7. TOTAL (3 thru 6) | () | () | () | |
| 8. ENDING BALANCE / (1+2)-7) | | | | |

| | | |
|-------------------------|--|--|
| BEGINNING BALANCE | | |
| ENDING BALANCE | | |

| | | |
|-------------------|--|--|
| BEGINNING BALANCE | | |
| ENDING BALANCE | | |

| | | |
|-------------------------|--|--|
| BEGINNING BALANCE | | |
| ENDING BALANCE | | |

| | | | |
|--|--|---------------------------------|--|
| NUMBER OF APPLICANTS ON THE WAITING LIST | | RESERVE ACCT. REQ. BALANCE..... | |
| NUMBER OF APPLICANTS NEEDING RA..... | | AMOUNT AHEAD/BEHIND | |

[illegible]

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| PART VI -- ANNUAL CAPITAL BUDGET | | | | |
|--------------------------------------|---------------------------------|-----------------------------------|-----------------|--------------------------|
| | Proposed/Actual From Reserve | Proposed/Actual From Operating | Number of units | Proposed/Actual Total |
| Appliances: | | | | |
| Range | | | | |
| Refrigerator | | | | |
| Range Hood | | | | |
| Washers & Dryers | | | | |
| Carpet and Vinyl: | | | | |
| 1 Br. | | | | |
| 2 Br. | | | | |
| 3 Br. + | | | | |
| Common area | | | | |
| Cabinets: | | | | |
| Kitchens | | | | |
| Bathroom | | | | |
| Doors: | | | | |
| Exterior | | | | |
| Interior | | | | |
| Window Coverings: | | | | |
| Detail | | | | |
| Heating and Air Conditioning: | | | | |
| Heating | | | | |
| Air conditioning | | | | |
| Plumbing: | | | | |
| Water Heater | | | | |
| Bath Sinks | | | | |
| Kitchen Sinks | | | | |
| Faucets | | | | |
| Toilets | | | | |
| Major Electrical | | | | |
| Detail | | | | |
| Structures: | | | | |
| Windows | | | | |
| Screens | | | | |
| Walls | | | | |
| Roofing | | | | |
| Siding | | | | |
| Exterior Painting | | | | |
| Paving: | | | | |
| Asphalt | | | | |
| Concrete | | | | |
| Seal and Stripe | | | | |
| Landscape and grounds: | | | | |
| Landscaping | | | | |
| Lawn Equipment | | | | |
| Fencing | | | | |
| Recreation area | | | | |
| Signs | | | | |
| Accessibility features: | | | | |
| Detail | | | | |
| Automation equipment: | | | | |
| Site management | | | | |
| Common area | | | | |
| Other: | | | | |
| List: _____ | | | | |
| List: _____ | | | | |
| TOTAL CAPITAL EXPENSES: | | | | |
| | | | | |

PAGE 6 OF Form RD 1930-7**PART VII -- SIGNATURES, DATES AND COMMENTS**☐ Check if Borrower comments attached☐ Check if Rural Development comments attached**CERTIFIED CORRECT** *(Borrower or Authorized Representative):*

DATE:

AGENCY APPROVAL *(Rural Development Approval Official):*

DATE:

COMMENTS:

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GENERAL INSTRUCTIONS FOR COMPLETING FORM RD 1930-7, MFH PROJECT BUDGET

USE OF THE FORM:

1. Borrowers use this form to plan and report the financial activity of their multiple family housing (MFH) project as required by Agency regulations. MFH project is defined by RD Instruction 1930-C.
2. For smaller projects, all specific operation and maintenance (O&M) expense line items may not need to be completed, provided that applicable O&M expenses are reflected within the appropriate O&M subtotals.
3. Use this form to establish initial budgets and rents, for monthly, quarterly or annual reports, to request rent changes, or to describe special servicing budgets (RD Instruction 1930-C).
4. Identify the accounting method used to prepare this form.
5. Significant changes to an Agency approved budget that occur during the budget operating year will require Agency review and approval according to RD Instruction 1930-C.
6. The three budget columns on this form are defined as follows. **Actual Expenses should be reflected under same line items as budgeted** (i.e., playground eq. budgeted Col. 1, line 26/27 - Actual expense should also be reflected at year end on lines 26/27).

CURRENT BUDGET - most recently approved budget.

ACTUAL - this period's actual activity.

PROPOSED BUDGET - next year's planned activity.

7. The three budget columns are used as follows:

INITIAL BUDGETS - Use PROPOSED BUDGET only.

MONTHLY REPORTS
(For special servicing) - Use the three columns as follows:
CURRENT BUDGET (*most recent approved annual budget*),
ACTUAL (*current month actual*), and
PROPOSED BUDGET (*leave blank*).

QUARTERLY REPORTS
(For normal servicing) - Use the three columns as follows:
CURRENT BUDGET (*most recent approved annual budget*),
ACTUAL (*current quarter actual*), and
PROPOSED BUDGET (*leave blank*).

ANNUAL REPORT
OF ACTUALS - Use all three columns.

ANNUAL BUDGET
PROPOSALS AND
RENT CHANGES - Use columns 1 and 3. The actual column will be used the previous FY when submitting actual expense at year end.
- The Agency may request this information for budget proposals if deemed necessary in special servicing cases.

8. A fourth column, "COMMENTS or YTD" is available for the borrower's use to show year-to-date actual for monthly or quarterly reports, an annual report of actuals, or to note appropriate comments for an annual report, or to make comparisons between proposed and actual budget items. For SMR Budgets - line 17 front of budget, should reflect reduced mortgage payment.

9. Options acceptable to Rural Development.

a. The format and content of this form may be prepared and submitted to the Agency using automated technology according to the guidance in RD Instruction 1930-C.

b. A column for the borrower's Chart of Accounts numbering may be used provided space is available and the Form RD line numbering remains for reference.

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c. Borrowers are encouraged to submit additional information detailing sources and uses of cash required by this form. However, detailed breakouts must relate back to the specific line subtotal, or total entry as listed on the form

INSTRUCTIONS FOR PREPARATION

PROJECT AND BORROWER IDENTIFICATION. Enter the following general information as it is maintained by the Automated Multiple Housing Accounting System (AMAS). Contact your Servicing Office if unknown.

PROJECT NAME.

BORROWER NAME.

BORROWER ID AND PROJECT NMBR. *(Example: 987654321 01-2)*
Loan/Transfer Amount/Note Rate Payment/IC Payment

Check the most appropriate box for each of the following:

- ☐ REPORTING PERIOD
- ☐ BUDGET TYPE
- ☐ PROJECT RENTAL TYPE
- ☐ PROFIT TYPE
- ☐ UTILITIES MASTER METERED. *[Check this box if utilities are master metered and not included in a utility allowance. When a utility allowance is used, include only the project related expense for utilities on Lines 12, 13 and 14 of Part II.]*
- ☐ BORROWER ACCOUNTING METHOD
- ☐ RENTAL ASSISTANCE. *[Check this box if additional servicing rental assistance is requested. Insert number of units needed. Insert current number of RA units.]*

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PART I—CASH FLOW STATEMENT

BEGINNING DATES and ENDING DATES. Enter the dates for the reporting period each of the three budget columns is to reflect; either the fiscal year, three month quarter, or month.

NOTE: Enter the appropriate amount for each of the items described below.

1. RENTAL INCOME. For proposed columns, the appropriate "TOTAL" from PART IV. The actual column includes rental payments actually received from tenants. Also included are any non-RHS rental subsidies received from other governmental sources such as Section 8 housing assistance payments.
2. RHS RENTAL ASSISTANCE RECEIVED. For the actual column only, all RHS rental assistance received by the project either as cash or netted from the RHS payment. (Item No. 21, Part I, Form RD 1944-29)
3. APPLICATION FEE RECEIVED. When application fees are required from applicants for occupancy, enter income received.
4. LAUNDRY AND VENDING. Income from laundry or vending at the project. Use net income if under a contract, or gross income if not.
5. INTEREST INCOME. Interest from all project accounts, including the Reserve Account. Interest on tenant security deposits is excluded, unless transferred to the General Operating Account when permitted by state law.
6. TENANT CHARGES. Income from non-sufficient fund and late charges, damage and cleaning fees, forfeited tenant security or damage deposits, and other tenant charges.
7. OTHER—PROJECT SOURCES. Income from all other project sources. Notate.
8. (VACANCY AND CONTINGENCY ALLOWANCE). For proposed columns only, the estimated loss to rental income for either vacancy or contingencies.
9. (AGENCY APPROVED INCENTIVE ALLOWANCE). For proposed columns only, the Rural Development approved project funded rental incentives.
10. TOTAL OPERATIONAL CASH SOURCES. Add 1 thru 7 and subtract 8 and 9.
11. CASH—NON PROJECT. Income from all non-project sources not in the form of a loan such as insurance claims. Include borrower provided tenant subsidy and cash contributions. Also include funds to pay RHS late fees, and owner contributions due to tax credit rent limitations. On the first operational budget include 2% deposit.
12. AUTHORIZED LOAN (NON-RHS). Any non-RHS loan to the project which must be authorized by the Agency according to RD Instruction 1930-C.
13. TRANSFER FROM RESERVE. Total of all withdrawals from the reserve account (from PART III, line 7). All withdrawals must be authorized according to RD Instruction 1930-C.
14. TOTAL NON-OPERATIONAL CASH SOURCES. Add 11, 12 and 13.
15. TOTAL CASH SOURCES. Add 10 and 14.
16. TOTAL O&M EXPENSES (FROM PART II). From PART II, line 41.
17. RHS DEBT PAYMENT. The interest credit reduced payment (or full note rate payment when a loan has no interest credit) for all RHS project loans (Item 10, Part I, Form RD 1944-29), recoverable cost items and audit receivables. When an SMR is in effect, the amount of the mortgage payment under SMR should be inserted in column 4.

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18. RHS PAYMENT (*OVERAGE*). For the actual column only, the amount of overage or surcharge paid to the Agency. (*Item 11, Part I, Form RD 1944-79*).

19. RHS PAYMENT (*LATE FEE*). For the actual column only, the amount of late fees paid to the Agency. (*Item 13, Part I, Form RD 1944-79*).

20. REDUCTION IN PRIOR YEAR PAYABLES (*SEE PART IV*). Expenses paid during current fiscal year for previous year's expenses. Itemize on Part IV.

21. TENANT RA UTILITY PAYMENTS. For the actual column only, the amount of RHS rental assistance (RA) paid to tenants for utilities.

22. TRANSFER TO RESERVE. The amount transferred to the reserve account. This equals PART III, line 2.

23. RETURN TO OWNER. On the proposed columns, enter the amount authorized by RHS unless you have mutually agreed with the Agency to forgo all or a part of it. For the actual column return to owner may only be taken in accordance to RD Instruction 1930-C.

24. TOTAL OPERATIONAL CASH USES. Add 16 thru 23

25. AUTHORIZED DEBT PAYMENT (*NON-RHS*). Repayment of Non-RIIS loans must be approved by the Agency in accordance with RD Instruction 1930-C.

26. LONG-TERM IMPROVEMENTS. Amount authorized by the Agency for capital expenditures of a long-term nature such as exterior painting, reroofing, repaving parking lots or adding playground equipment.

27. MISCELLANEOUS. Amount authorized by the Agency. Notate.

28. TOTAL NON-OPERATIONAL CASH USES. Add 25, 26 and 27.

29. TOTAL CASH USES. Add 24 and 28.

30. NET CASH (*Deficit*). Subtract 29 from 15.

31. BEGINNING CASH BALANCE. All project operating funds in the General Operating Account including any 2% initial operating capital, and any funds in a Real Estate Tax and Insurance Escrow Account. (On the initial project budget, enter the 2% initial operating capital contribution on line 31.) This balance does not include funds in the Reserve Account or Tenant Security Deposits.

32. ACCRUAL TO CASH ADJUSTMENT. Enter "Zero" when the cash accounting method is used. When the accrual accounting method is used, the borrower may, with assistance of the project accountant, use this line to reconcile the accrual accounting records with the Beginning and Ending CASH Balances.

33. ENDING CASH BALANCE.

- a. Add lines 31 and 32.
- b. Enter the ACTUAL COLUMN amount on line 31 of the FUTURE PROPOSED column unless it is a negative balance, then enter zero.
- c. The PROPOSED BUDGET column ENDING BALANCE must be a positive balance and not cause an unwarranted rent increase. It should not exceed the total of:
 - (1) approximately ten percent of line 16, Part I
 - (2) amount held for taxes and insurance,
 - (3) any 2% initial operating capital (*during the first 5 years or until it is withdrawn, whichever comes first*)

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PART II—OPERATING AND MAINTANCE EXPENSE SCHEDULE

NOTES: (1) Enter the expense for the following items on the most appropriate line. Be sure to break down costs as requested, for example separate HEALTH INS. & OTHER EMP. BENEFITS from "SITE MANAGEMENT PAYROLL" costs.

(2) The practice to prorate or not to prorate the cost of one person who performs multiple tasks should be consistent from one year to the next for cost comparison purposes.

(3) When this form is used for monthly or quarterly reports, SUB-TOTAL lines are the only lines required to be completed.

1. MAINTENANCE & REPAIRS PAYROLL. Payroll salary or hourly wages for project maintenance and janitorial or custodial staff who maintain a project's buildings and related facilities.

2. MAINTENANCE & REPAIRS SUPPLY. Includes buildings and equipment repair parts and items as light bulbs, carpet cleaner, and similar items not included in maintenance contracts.

3. MAINTENANCE & REPAIRS CONTRACTS. Contracts or lump sum invoices for project building and system (*heating, cooling, electrical, plumbing*) maintenance and janitorial or custodial service.

4. PAINTING AND DECORATING. Includes exterior and interior painting or covering and labor, materials and supplies, not covered by a maintenance and repair contract and not considered major capital expenditures.

5. SNOW REMOVAL. Contract, job service, or equipment amortization and maintenance expense.

6. ELEVATOR MAINTENANCE OR CONTRACT. For contract maintenance service or specific repair and maintenance of project elevators.

7. GROUNDS. Grounds maintenance contracts or supplies such as seed, fertilizer and additional shrubs or trees not covered by maintenance & repair contract.

8. SERVICES. Includes pest control, security, window washing, laundry and vending.

9. FURNITURE AND FURNISHING REPLACEMENT. Includes installation and replacement of floor covering, countertops, draperies and furniture not considered major capital expenditures.

10. OTHER OPERATING EXPENSES. Notate others not listed above.

11. SUB-TOTAL MAINTENANCE AND OPERATING. Add lines 1 thru 10.

NOTE FOR UTILITIES EXPENSES: Lines 12-16 are self explanatory. Report only expenses paid by the project. Do not include utility costs paid by tenants on this form.

17. OTHER UTILITIES. Notate other utilities not listed above.

18. SUB-TOTAL UTILITIES. Add lines 12 thru 17.

NOTES FOR ADMINISTRATIVE EXPENSES:

(1) For projects operating with a zero or reduced rent "manager's apartment," be sure to designate the appropriate UNIT TYPE and PART IV - RENT SCHEDULE.

(2) Expenses below reflect project expenses only. Expenses that a management firm incur are included in the MANAGEMENT FEE, which is defined in the management agreement according to the management plan.

19. SITE MANAGEMENT PAYROLL. Salary or wage expense for site management personnel.

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20. MANAGEMENT FEE. The management fee is compensation for performance of duties and responsibilities described in the management plan and shall not exceed the amount specified in the management agreement. For proposed budgets, when the fee is contingent on rents collected or units occupied, enter the best estimate of the final fee, not to exceed 100 percent occupancy and any special rent-up fees when applicable.

21. PROJECT AUDITING EXPENSE. Fees paid for auditing expenses or verification of accounts when required by RD Instruction 1930-C.

22. PROJECT BOOKKEEPING OR ACCOUNTING. To the extent not included in the management fee as specified in the management agreement, project bookkeeping and accounting.

23. LEGAL EXPENSES. Expense for legal items for project operation.

24. ADVERTISING. Project advertising.

25. TELEPHONE & ANSWERING SERVICE. For appropriate project related service not covered by the management fee.

26. OFFICE SUPPLIES. Include paper, forms, computer software, floppy disks used exclusively by the project not covered by the management fee.

27. OFFICE FURNITURE & EQUIPMENT. Includes typewriters, approved computer hardware, desk, chairs and file cabinets used exclusively by the project.

28. TRAINING EXPENSE. Includes approved costs associated with site staff training. Does not include training of management agent central office staff.

29. HEALTH INS. & OTHER EMP. BENEFITS. Health insurance and other insurance related project employee benefit.

30. PAYROLL TAXES. Payroll taxes for all project employees.

31. WORKMAN'S COMPENSATION. Workman's compensation insurance paid for project employees.

32. OTHER ADMINISTRATIVE EXPENSES. Notate others not listed above.

33. SUB-TOTAL ADMINISTRATIVE. Add lines 19 thru 32.

34. REAL ESTATE TAXES. Includes all general real estate taxes for project property.

35. SPECIAL ASSESSMENTS. Special assessments directly chargeable to the project.

36. OTHER TAXES, LICENSES & PERMITS. Includes personal property taxes, special license taxes or permits required to operate the project.

37. PROPERTY & LIABILITY INSURANCE. Includes all hazard and extended coverage, flood, liability and other project insurance required for one year. Notate and prorate the cost of multi-year insurance policies.

38. FIDELITY COVERAGE INSURANCE. Fidelity coverage for one year, not covered by the management fee.

39. OTHER INSURANCE. Notate other project insurance not listed above.

40. SUB-TOTAL TAXES & INSURANCE. Add lines 34 thru 39.

41. TOTAL O&M EXPENSES. Add 11, 18, 33 and 40.

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PART III—ACCOUNT BUDGETING/STATUS

RESERVE ACCOUNT:

1. BEGINNING BALANCE.
2. TRANSFERS TO RESERVE. Must equal PART I, line 22.

TRANSFER FROM RESERVE. Reserve account use is restricted by RD Instruction 1930-C. All withdrawals require prior Agency approval. The use of reserve funds is also reflected on PART I, CASH FLOW STATEMENT. The specific reference for each of the items below is listed in parentheses following the description.

3. OPERATING DEFICIT. For deficit operating expenses. (*PART I, lines 16 thru 21*)
4. BUILDING REPAIR & IMPROVEMENTS. For repairs to buildings or long term capital improvements. (*PART I, line 26*)
5. EQUIPMENT REPAIR & REPLACEMENTS. For major equipment repair or replacement. (*PART I, line 26*)
6. OTHER NON-OPERATING EXPENSES. For uses such as landscaping, parking lot resurfacing, playgrounds or other long term site or grounds improvement. (*PART I, line 27*)
7. TOTAL TRANSFERS FROM RESERVE. Add lines 3, 4, 5 and 6.
8. ENDING BALANCE. Add 1 and 2 and subtract 7.

GENERAL OPERATING ACCOUNT:*

REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*,**

TENANT SECURITY DEPOSIT ACCOUNT: *

*The BEGINNING and ENDING BALANCE for each account is shown when actual expenses are submitted.

**Complete when not included in the GENERAL OPERATING ACCOUNT.

PART IV - BUDGET DETAIL

1. Itemize accounts receivable.
2. Itemize accounts payable.
3. Itemize reductions in prior year payables from Part I, Line 20.
4. Itemize cash to accrual from Part I, Line 32, column 2.

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PART V—RENT SCHEDULE AND UTILITY ALLOWANCE

NOTES: (1) The rent schedule documents the rent and utility allowance structure and establishes the RENTAL INCOME entered in PART I, Line 1.

(2) The term NOTE RATE rent is used in place of the former term MARKET rent, to improve the description of the rental level. While the BASIC rent is the level required to cover all uses of cash and the repayment of the RHS loan at the interest credit reduced payment, the NOTE RATE rent is the level required to cover all uses of cash and the repayment of the RHS loan at the unsubsidized or promissory note rate. Consequently, the difference in the total revenue generated at the BASIC rent and the NOTE RATE rent is the project's total potential RHS interest credit available, or overage, that could be charged.

(3) When establishing rental rates, need for cash is established first.

(4) For each of the columns in PART V, enter the required information for each unit size.

A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: The current project rental rates, approved by the Agency according to RD Instruction 1930-C.

UNIT DESCRIPTION:

1. TYPE. This is used only to distinguish different rental rates for one UNIT SIZE. Leave blank where there is only one rental rate per UNIT SIZE. The UNIT TYPE codes are:

R = Manager/Caretaker Unit, Reduced Rent
Z = Manager/Caretaker Unit, Zero Rent

2. SIZE. The UNIT SIZE is: 0 for efficiencies; 1 for 1 bedroom units; 2 for 2 bedroom units, etc....

3. NUMBER. NUMBER OF UNITS.

RENTAL RATES:

4. BASIC. BASIC RENT. *(Described in Note No. 2 above)*

5. NOTE RATE. NOTE RATE RENT. *(Described in Note No. 2 above)*

6. HUD. The HUD approved contract rent.

NOTE: When HUD grants an "automatic" increase to its fair market rents, but Rural Development does not approve all or part of the same increase (RD Instruction 1930-C), use the rent columns as follows:

BASIC RENT—Rural Development approved rent level at the interest credit reduced rate,
NOTE RATE RENT—Rural Development approved rent level at the note rate,
HUD RENT—HUD approved rent.

POTENTIAL INCOME FROM EACH RATE:

7. INCOME-BASIC. Multiply the NUMBER OF UNITS times the BASIC RENT, and multiply the result by 12. $[(NUMBER \times BASIC) \times 12]$

8. INCOME-NOTE RATE. Multiply the NUMBER OF UNITS times the NOTE RATE RENT, and multiply the result by 12. $[(NUMBER \times NOTE RATE) \times 12]$

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9. **INCOME-HUD.** Multiply the NUMBER OF UNITS times the HUD RENT, and multiply the result by 12. *[(NUMBER x HUDx12)]*

10. **UTILITY ALLOWANCE.** Enter the appropriate of current or proposed utility allowance.

11. **CURRENT APPROVED RENT TOTALS - BASIC.** Add all entries in the INCOME-BASIC column.

12. **CURRENT APPROVED RENT TOTALS - NOTE RATE.** Add all entries in the INCOME-NOTE RATE column.

13. **CURRENT APPROVED RENT TOTALS - HUD.** Add all entries in the INCOME-HUD column.

B. PROPOSED CHANGES TO RENTS/UTILITY ALLOWANCE. Use this area when establishing the initial rent schedule or proposing a change to current rents or utility allowance. (Submit back-up data for utility allowance changes).

EFFECTIVE DATE OF RENT/UTILITY ALLOWANCE CHANGE. Enter the projected effective date for any proposed rent/utility allowance change.

UTILITY ALLOWANCE DETAIL. Enter detail of the current or proposed utility allowance.

NOTE: Enter RENT TOTALS on PART I, line 1, according to NOTE #1, and the following:

a. For budgets with annual reporting periods:

(1) Enter **CURRENT RENT TOTALS** on the **CURRENT BUDGET** column.

(2) Enter **PROPOSED RENT TOTALS** on the **PROPOSED BUDGET** column.

(3) When there is no proposed change to current rents, enter **CURRENT RENT TOTALS** on both **CURRENT BUDGET** and **PROPOSED BUDGET** column.

(4) Actual rental income will be entered on the **ACTUAL** column.

b. For budgets with less than annual (*monthly, quarterly*) reporting periods:

(1) Enter **CURRENT RENT TOTALS** on the **CURRENT BUDGET** column.

(2) Actual rental income will be entered on the **ACTUAL** column.

c. Enter effective date of change proposed. Check existing or proposed an complete breakdown for services by BR size.

NOTE 1: Follow this process to establish new rent rates:

1. Enter operational use of cash
(From Part I - Lines 16, 1, 22 & 23)
2. Enter non-rent income
(From Part I - Lines 4, 5, 6 & 7)
3. Rental Income Needed - Subtract Line 2 from Line 1
4. Projected occupancy level factor (.....)
(For example enter ".95" for 95% expected occupancy)
5. Total income needed from rent (Divide Line 2 by Line 4)
6. Calculate BASIC and NOTE RATE rents for each size unit. (Refer to Exhibit H-L...
of RD Instruction 1930-C.)

PAGE 16 OF Form RD 1930-7**PART VI -- ANNUAL CAPITAL BUDGET GENERAL INSTRUCTIONS**

1. Prepare Part VI of this form when the proposed budget or the annual report of actual expenditures include capital items funded from the Reserve Account or the General Operating Account (GOA).
2. Entries included in Part VI are considered major capital expenditures and should not be duplicated expenses entered on Part II. In addition, Part II should only be used for minor routine repair and/or replacement.
3. Recording the proposed capital use on Part VI does not constitute a reserve account withdrawal request. Follow the request authorization process of RD Instruction 1930-C Exhibit B 2a.
4. With Agency approval, capital expenditures may be paid from the GOA when funds are available, as long as the financial integrity of the project is not affected. In most cases, the reserve account should be used as the primary source for capital expenses.
5. This form provides several general descriptions of typical items. You should attempt to categorize your capital expenses in the most appropriate line.
6. This form is separate into four columns Proposed/Actual from Reserve, Proposed/Actual from Operating, Number of Units and Proposed/Actual Total.

Proposed/Actual from Reserve - use when entering the proposed unit cost of each item to be funded or has been funded from the reserve account.

Proposed/Actual from Operating - use when entering the proposed unit cost of each item to be funded or has been funded from the operating account.

Number of Units - use when entering the number of quantities being replaced or repaired. However, there are some circumstances when you will not have to enter a unit figure, such as for roofing and siding.

Proposed/Actual Total - complete by entering either the proposed/actual expenses multiplied by the number of units, or the total cost for the item when not multiplied by a figure in the number of units.

PART VII—SIGNATURES AND COMMENTS

Borrower and Rural Development signatures are completed as appropriate. Check the comment area if additional comments, disclosures or analyses are attached. Comments are encouraged to better explain the contents of the submitted budget. Document additional relevant information or record issues or concerns noted during review.